

The Listing of Claims will replace all prior versions, and listings, of claims in the application.

LISTING OF CLAIMS

Claim 1. (Currently Amended) A method for cooperatively managing a combined asset investment, the method comprising the steps of:

receiving control of a first investment portfolio of collateralizable securities with the authority to pledge said securities as collateral, said first investment portfolio representing the ownership interests of a plurality of independent investors, and said collateralizable securities comprising one or more asset classes selected from the group consisting of mutual funds, bonds, corporate stock and corporate debt obligations;

borrowing against said first investment portfolio to purchase a second investment portfolio comprising multiple income-producing real estate investments on an essentially all cash basis by first obtaining financing in the amount of approximately 50% to approximately 100% of the value of said first investment portfolio that is collateralized by pledging said portfolio of securities and then using said financing to purchase on said all cash basis said income-producing real estate investments for said a second investment portfolio without borrowing against said income-producing real estate to purchase them; and

cooperatively managing said first and second investment portfolios ~~with a computer based method implementing software programming code that (1) tracks returns on both said first and second investment portfolios, (2) tracks market conditions affecting said first and second investment portfolios, and (3) issues alerts when predetermined investment thresholds are met, said computer based method comprising the steps of:~~

~~-(A) determining based on said returns, said market conditions, predetermined borrowing criteria and said predetermined investment thresholds whether (a) to distribute any income from said first or second investment portfolios or (b) to borrow more against said first investment portfolio to purchase additional income-producing real estate, or (c) to use any income to reduce debt on said first investment portfolio, to purchase additional securities for said first investment~~

~~portfolio or to purchase additional income producing real estate for said second investment portfolio, and~~

~~-(B) issuing an alert when, pursuant to said predetermined thresholds, one or more of steps (a), (b) or (c) should be performed, thereby~~ by cross-utilizing securities growth and real estate income to the benefit of said plurality of independent investors.

Claim 2. (Cancelled)

Claim 3. (Previously Presented) The method of claim 1, wherein said first investment portfolio comprises a combination of securities selected for achieving an objective of long term growth.

Claim 4. (Previously Presented) The method of claim 1 wherein at least a portion of said debt obligations are insured by a third party guarantor.

Claims 5 – 8. (Cancelled)

Claim 9. (Previously Presented) The method of claim 1, wherein said step of receiving control comprises the step of managing said first investment portfolio to provide enhanced returns to said plurality of independent investors.

Claim 10. (Cancelled)

Claim 11. (Original) The method of claim 9, wherein said managing step is performed by an investment firm, and wherein said financing is obtained from said investment firm.

Claim 12. (Original) The method of claim 1, wherein said financing is selected from the group consisting of a line of credit, a self-liquidating loan, a fixed rate loan, a variable rate loan, an interest-only loan, a term loan, a balloon loan, and any combination of one or more thereof.

Claim 13. (Previously Presented) The method of claim 1, wherein the managing step comprises the step of:

distributing a portion of any income from said second investment portfolio to each of said plurality of independent investors.

Claim 14. (Previously Presented) The method of claim 1, wherein the managing step comprises the step of:

utilizing a portion of any income from said second investment portfolio to purchase an additional investment in an asset class of said first investment portfolio.

Claim 15. (Previously Presented) The method of claim 1, wherein the managing step comprises the step of utilizing a portion of any income from said second investment portfolio to purchase more income-producing real property.

Claim 16. (Previously Presented) The method of claim 1, wherein the managing step comprises the step of holding a portion of any income from said second investment portfolio as cash.

Claim 17. (Previously Presented) The method of claim 1, wherein the managing step comprises the step of paying operating expenses relating to said first investment portfolio or said second investment portfolio.

Claim 18. (Previously Presented) The method of claim 1, wherein the managing step comprises the step of:

reducing a debt obligation resulting from said financing.

Claim 19. (Previously Presented) The method of claim 1, wherein the receiving control step comprises the steps of:

receiving a capital contribution from each of said plurality of independent investors;

aggregating a plurality of said capital contributions; and

purchasing collateralizable securities for said first investment portfolio.

Claim 20. (Previously Presented) The method of claim 1, wherein said receiving control step comprises receiving control of at least a portion of the collateralizable securities of a pension fund.

Claim 21. (Currently Amended) The method of claim 1, wherein the second investment portfolio purchasing step comprises refinancing properties owned by at least one of said plurality of independent investors.

Claims 22 – 42. (Cancelled)

Claim 43. (Previously Presented) The method of claim 1, further comprising the step of issuing a number of ownership shares to each of said plurality of individual investors to reflect an ownership interest in said combined investment.

Claim 44. (Previously Presented) The method of claim 1, wherein said corporate debt obligations comprise bonds or debentures.

Claim 45. (Cancelled)

Claim 46. (Previously Presented) The method of claim 1 wherein at least a portion of said collateralizable securities of said first investment portfolio are mortgages or are bundled in a mutual fund.

Claim 47. (Cancelled)